

# COOPER ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Joe Mauer , owner(s) of record, and Wells Fargo , a Minnesota limited liability company, mortgagee of the following described property, situated in the City of St. Cloud, County of Stearns, State of Minnesota, to-wit:

LEGAL DESCRIPTION OF PROPERTY

That part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 124, Range 28 West of the 5th Principle Meridian, Stearns County, Minnesota, described as follows: Commencing at the east quarter corner of said Section 22; thence South 1 degree 00 minutes 03 seconds West 661.96 feet to the point of beginning; thence South 00 degrees 22 minutes 00 seconds West 417.40 feet; thence North 89 degrees 26 minutes 35 seconds West 208.70 feet; thence South 00 degrees 22 minutes 00 seconds West 208.70 feet; thence North 89 degrees 26 minutes 35 seconds West 417.40 feet; thence North 00 degrees 22 minutes 00 seconds East 60.00 feet; thence North 71 degrees 07 minutes 26 seconds West 254.84 feet; thence North 89 degrees 26 minutes 35 seconds West 125.00 feet; thence North 00 degrees 29 minutes 45 seconds East 160.00 feet; thence North 89 degrees 26 minutes 35 seconds West 84.61 feet; thence southwesterly a distance of 41.75 feet along a tangential curve concave to the northwest having a radius of 45.72 feet and a chord bearing of South 64 degrees 23 minutes 34 seconds West 40.32 feet; thence southwesterly along a tangential curve concave to the east having a radius of 20.00 feet and a chord bearing of South 19 degrees 21 minutes 44 seconds West 12.93 feet; thence South 00 degrees 29 minutes 45 seconds West 1.46 feet; thence North 41 degrees 05 minutes 48 seconds West 317.85 feet; thence North 00 degrees 29 minutes 45 seconds East 120.00 feet; thence South 89 degrees 26 minutes 35 seconds East 1327.66 feet to the point of beginning.

Have caused the same to be surveyed and platted as COOPER ESTATES , and do hereby dedicate and donate to the public for public use forever the thoroughfares, and park as shown on this plat and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness of said Joe Mauer , under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 30th ) day of April , 2009.  
( Property Owner Name ) -

State of Minnesota  
County of Stearns

The foregoing instrument was acknowledged before me this 30th) day of April , 2009, by Joe Mauer.

NOTARY PUBLIC, STEARNS COUNTY, MINNESOTA

MY COMMISSION EXPIRES \_\_\_\_\_

In Witness whereof said Wells Fargo , a Minnesota limited liability company has caused presents to be signed by its proper officer this 30th day of April , 2009.

Wells Fargo  
Michael Scott its Chief Loan Officer.

STATE OF MINNESOTA  
COUNTY OF HENNIPIN

The Foregoing instrument was acknowledged before me this 30th day of April , 2009, by Michael Scott, its Chief Loan Officer, of Wells Fargo, a Minnesota limited liability company, on behalf of said company.

NOTARY PUBLIC, Stearns COUNTY, MINNESOTA  
MY COMMISSION EXPIRES (Expiration Date)

ST. CLOUD PLANNING COMMISSION

Recommended for approval by the Planning Commission for the City of St. Cloud, Minnesota, at a regular meeting thereof, on the 30th day of April , 2009.

Planning Director

ST CLOUD CITY COUNCIL

We do hereby certify that on 30th day of April , 2009, the City of St. Cloud, Minnesota, approved this plat .

SIGNED: \_\_\_\_\_ CITY COUNCIL RECORDING SECRETARY

ATTEST: \_\_\_\_\_ CLERK

STEARNS COUNTY SURVEYOR

I hereby certify that this plat has been checked and recommended for approval the 30th day of April , 2009.

STEARNS COUNTY SURVEYOR, MINNESOTA LICENSE NUMBER (Lic. #)

STEARNS COUNTY AUDITOR / TREASURER

I hereby certify that the taxes on the land described hereon are paid for the year 20 09 and all years prior to the year 2009 and transfer entered.  
Date (04/30/2009)

STEARNS COUNTY AUDITOR / TREASURER

DEPUTY AUDITOR / TREASURER

STEARNS COUNTY RECORDER

Document Number \_\_\_\_\_  
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 30th day of April , 2009, at 1 o'clock P.M. and was duly recorded in Plat Cabinet (PC #) Number (Plat #)

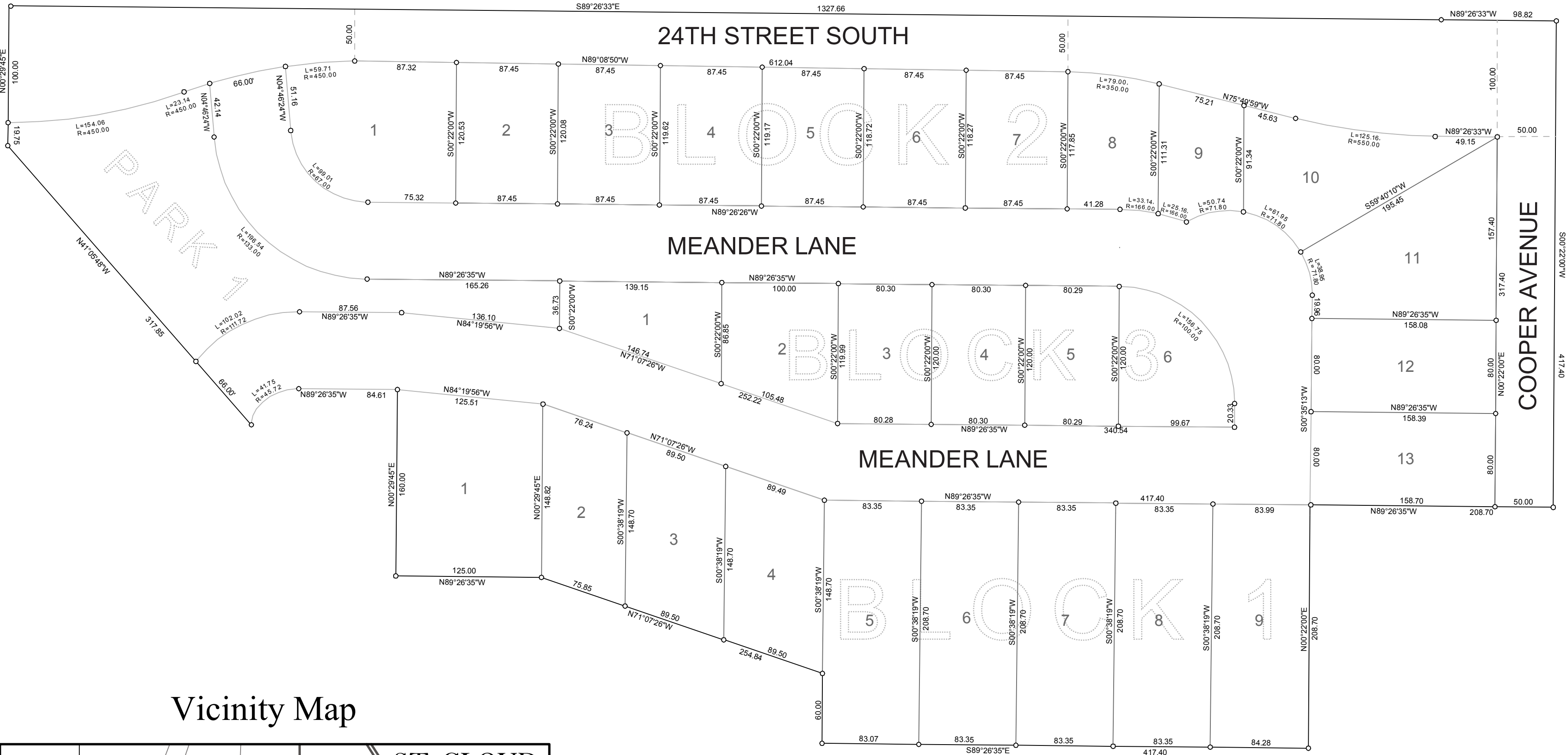
COUNTY RECORDER By Deputy

STEARNS COUNTY, MINNESOTA  
I hereby certify that I surveyed and platted the property described on this plat as COOPER ESTATES, that this is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths thereof, that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than shown.

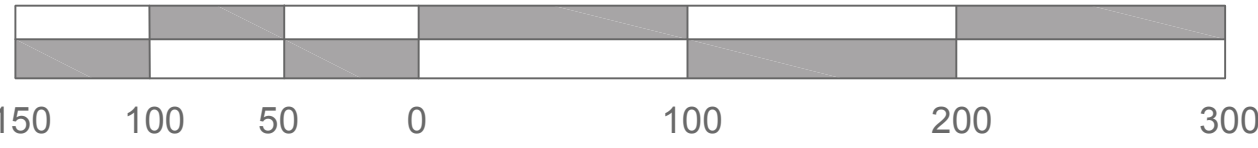
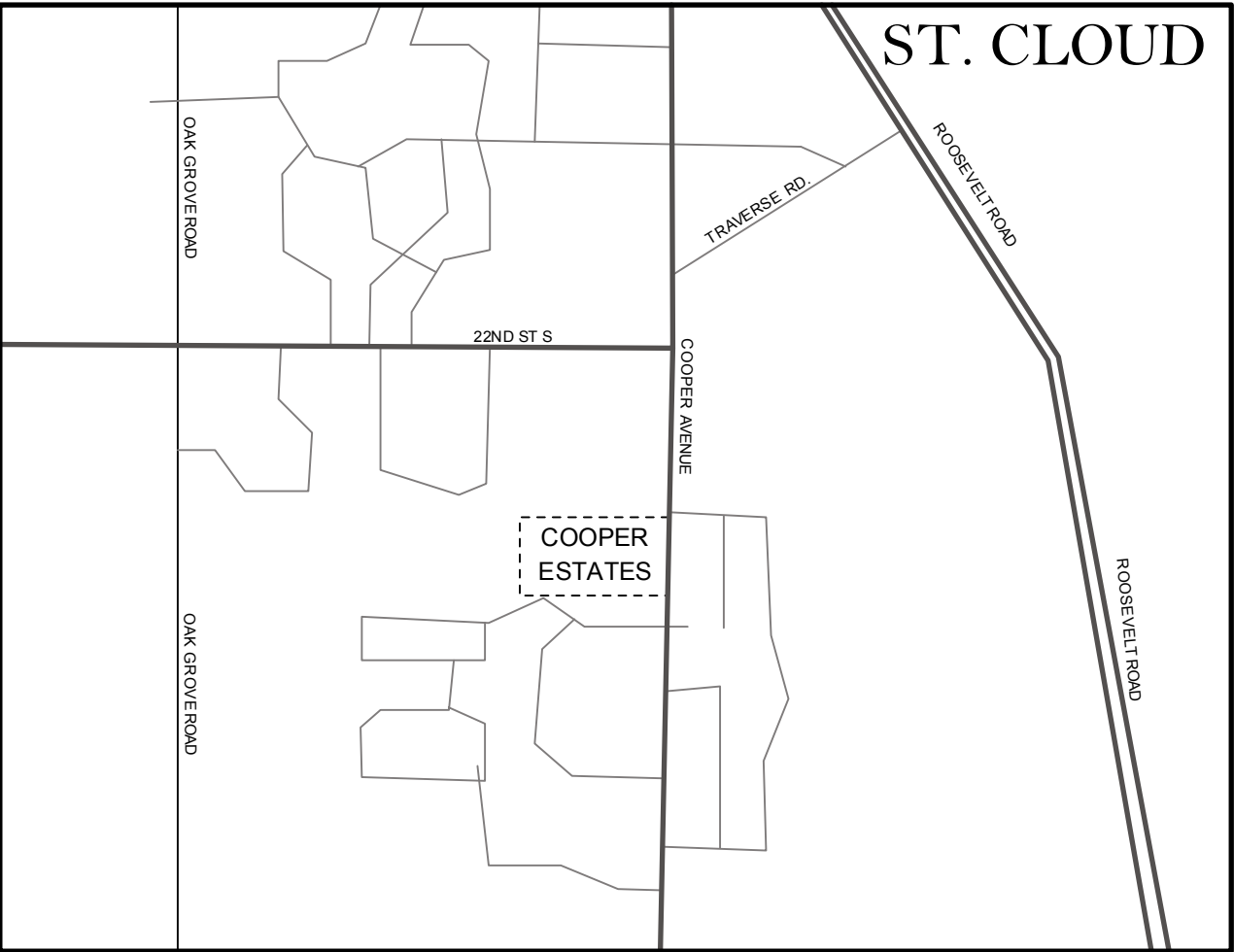
Christopher Cantey, Licensed Land Surveyor, Minnesota License Number (007)  
State of Minnesota  
County of Stearns  
The foregoing instrument was acknowledged before me this 30th day of April , 2009, by Joe Mauer.

NOTARY PUBLIC, STEARNS COUNTY, MINNESOTA

MY COMMISSION EXPIRES \_\_\_\_\_



Vicinity Map



CHRISTOPHER CANTEY  
LAND SURVEYING  
3208 1/2 22 ND ST S  
SAINT CLOUD, MN 56301

(320) 217-2587

